

Opportunity Details

Notice ID 47PM0023R0003	Related Notice	Active/Inactive Active
Notice Status Published	Department/Ind. Agency GENERAL SERVICES ADMINISTRATION	Sub-Tier PUBLIC BUILDINGS SERVICE
Office PBS R11 CONSTR CTR 2		

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General Information

Contract Opportunity Type Presolicitation (Updated)	Updated Published Date Feb 02, 2023 05:16 PM
Date Offers Due Mar 21, 2023 03:00 PM EDT	Inactive Policy After a specific date
Inactive Date Sep 30, 2023	Initiative None
Allow Vendors to Add/remove from Interested Vendors List Yes	Allow Vendors to View Interested Vendors List No

Classification

Original Set Aside Total Small Business Set-Aside (FAR 19.5)	Product Service Code Z2AA-REPAIR OR ALTERATION OF OFFICE BUILDINGS
Place of Performance Washington , DC USA	

NAICS Code(s)

NAICS Code 236220	NAICS Definition Commercial and Institutional Building Construction
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Description

The General Services Administration (GSA) hereby notifies of the intent to issue a Request for Proposals (RFP) for construction services for the Electric Cart Parking Area near the Center Building, St Elizabeths West Campus site in Anacostia, Washington DC.

Project Description:

The U.S. Department of Homeland Security (DHS) consolidated its headquarters in the National Capital Region (NCR) at the St. Elizabeths West Campus, a 176-acre National Historic Landmark (NHL) site. NHLs are nationally

significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. The NHL program is administered by the National Park Service. St. Elizabeths Hospital opened in 1855 as the first federally operated psychiatric hospital in the United States, housing over 8,000 patients at its peak in the 1950s.

Buildings 1 and 2 of the Center Building were originally built in 1855. In 2014, a 280,000 square foot design-build modernization project of the Center Building was awarded. The scope included new construction for the DHS headquarters building to take place within the historic shell of the original hospital. All but the façade of the building was removed. The new building structure is set within the facades to a new terra cotta roofing system. DHS personnel began moving into the Center Building in 2019.

Currently, DHS is utilizing an interim location at the DHS construction trailers located on the upper Campus to park and charge the DHS electric cart fleet. The electric carts are being parked on grass while being charged utilizing electrical service from the interim trailers. The designated area on the lower campus will allow for a permanent parking and charging location for the DHS electric cart fleet. The DHS electric cart fleet consists of various models of the Global Electric Motorcars (GEM)[®], manufactured by Polaris Inc. This project falls under Section 106 of the National Historic Preservation Act (NHPA). Proposed work to the Electric Cart Parking Area involving the Center Building and/or West Addition will require a full presentation to the Consulting Parties made by the D/B Contractor. The contractor must provide all management, supervision, labor, materials, supplies, and equipment (except as otherwise provided), and must plan, schedule, coordinate and assure effective performance of all final construction to meet General Services Administration (GSA) and client agency requirements. The GC will perform the construction in accordance with the design specifications, drawings, and the provisions and terms and conditions of the contract.

North American Industry Classification System (NAICS) Code is 236220 - Commercial and Institutional Building Construction and the Size Standard is \$39.5 million. The estimated construction cost range is between \$250,000 and \$500,000. The overall Construction Performance Period (Design Services, Construction Services) shall not exceed 327 days from Notice to Proceed to Substantial Completion.

This solicitation is TOTAL set-aside for small business concerns in accordance with FAR 19.5. All responsible small business sources may submit a technical proposal and a price proposal, which will be considered by the agency. Offerors should submit proposals that are acceptable without additional explanation or information as the Government may make a final determination regarding a proposal's acceptability based solely on the initial proposal submitted. Therefore, offerors will be requested to submit initial proposals to the Government on the most favorable terms from a technical and price standpoint. Proposal submission instructions will be included under the RFP. Only one proposal may be submitted by each offeror.

This Design-Build delivery type requirement is being competitively procured using the Lowest Price Technically Acceptable (LPTA) method. Selection will be made based under FAR 15.101-2 whereby award is based on the technically acceptable proposal with the lowest evaluated price. Tradeoffs will not be permitted, and proposals will be evaluated for acceptability. This project will be awarded as a lump sum, competitively bid contract. The solicitation will require offerors to submit technical and price proposals. Offerors will be required to provide technical capabilities relevant to the requirement's non-price evaluation factors – Prior Experience on Relevant Projects, Past Performance on Relevant Projects, Key Personnel. This award shall be based upon the lowest priced offer being deemed technically acceptable.

The General Services Administration will only make the RFP available electronically on or about 02/17/2023. Interested parties may download their own copy of these documents. These documents will be in .pdf format and may be accessed at SAM.gov. It is the offeror's responsibility to monitor this website for the release of any amendments and to download their own copy of any amendments. This site provides instructions for downloading the amendment file(s).

Licensed general contractors are invited to respond to this Notice by emailing a copy of their technical and price proposals to the Contracting Officer, bonnie.echoles@gsa.gov, by the proposal due date. The technical proposal should be organized to correspond with the non-priced evaluation factors.

There will be a MANDATORY Pre-Proposal Conference for General Contractors on or about 15 calendar days after posting of the actual RFP. This conference will be held at the St Elizabeths West Campus located at 2701 Martin Luther King Jr Ave., SE Washington, DC 20032. More details with a specific date and time will be included in the solicitation. There will be GSA technical personnel present to give limited answers to questions. All significant questions will be answered in amendments to the solicitation. The general nature of this proposed contract will be discussed at this conference. Although attendance at this conference is not mandatory; attendance is highly recommended. .

Late proposals will be handled in accordance with FAR 52.215-1(c)(3). This project will be solicited as a Total Small Business set-aside. Participants in the SBA Mentor-Protégé Program (MPP) and Small Business Joint Ventures receiving approval from the Small Business Administration (SBA) are encouraged to submit as Prime Contractors. This synopsis constitutes the synopsis of the Pre-Invitation Notice.

Offerors will not be reimbursed for proposal submittal expenses.

DISCLAIMER: The official solicitation package and technical specifications will be located on the official government web page and the Government is not liable for information furnished by any other source. Amendments, if/when issued will be posted to the site for electronic downloading. This will normally be the only method of distributing amendments prior to closing; therefore, it is the offeror's responsibility to check the website periodically for any amendments to the solicitation. Websites are occasionally inaccessible due to various reasons. The Government is not responsible for any loss of Internet connectivity or for an offeror's inability to access the documents posted on the referenced web pages. The Government will not issue paper copies.

Attachment/Links

Contact Information

Primary Point of Contact

Bonnie E Echoles

bonnie.echoles@gsa.gov

History

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Presolicitation (Original)

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Interested Vendors List